



4500 E COTTON CENTER

±139,403 SF of Office Space
For Sale or Lease in
The Cotton Center — *Phoenix's
Premier Business Park*

4500 E COTTON CENTER BLVD, PHOENIX, AZ



Freestanding building available for sale or lease and ready for *immediate occupancy*



\$13,665,000

asking sales price



\$17.00 NNN

asking lease rate (negotiable TIs)



PROPERTY HIGHLIGHTS

Fully furnished with ±1,030 existing cubes

810 kw generator

Excellent freeway access

±5 minutes to Sky Harbor International Airport

PROPERTY OVERVIEW

Address	4500 E Cotton Center Blvd Phoenix, AZ 85040
Type	Office
# of Stories	Two
NRSF	139,403
Year Built	2013
Zoning	CP/GCP
Occupancy	0%
Parking	6.5/1,000
Site Area	12.03 Acres
Utilities	Water - City of Phoenix, Electricity - SRP, Gas - N/A
APN	123-06-004D
Fire Suppression	Fully sprinklered with a wet-pipe system
Foundation	Concrete slab-on-grade
Superstructure	Tilt-up precast concrete panels with steel columns
Electrical System	4,200 amps, 277/480 volt, three phase, four wire AC
Roof System	Built-up bituminous membrane with mineralized cap sheet
HVAC System	Combination of packaged units, heat pumps and split systems 10-50 tons



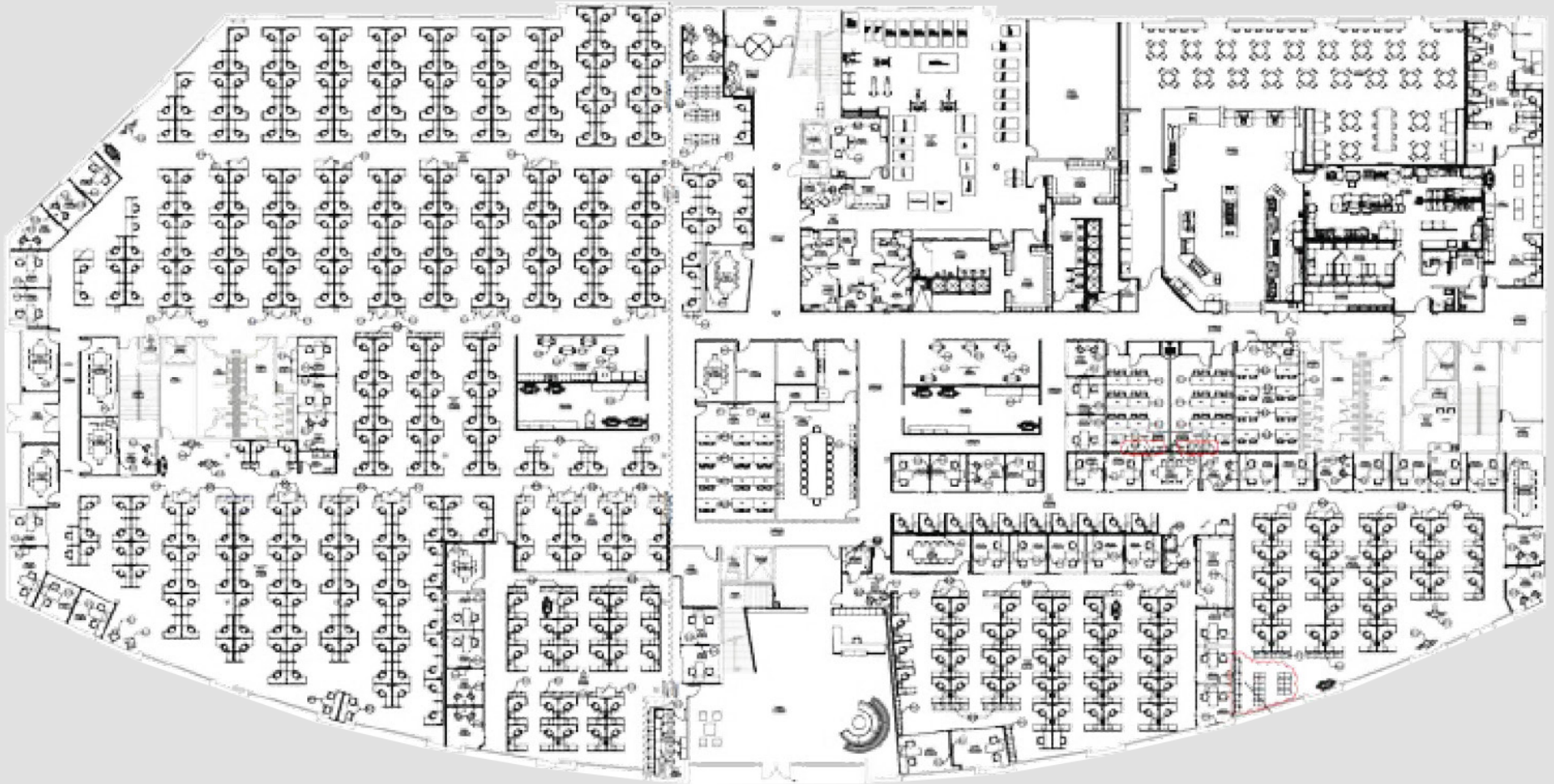
Fully Furnished with
±1,030 Existing Cubes



Floor 1

±69,702 SF
available space

533
cubes

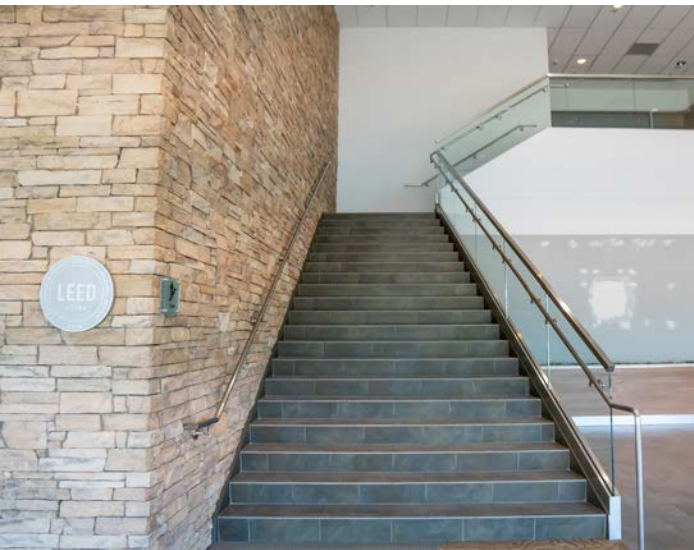


Floor 2

±69,702 SF
available space

499
cubes





FOR SALE OR LEASE • KIDDER MATHEWS

Located in The Cotton Center — *Arizona's Largest Business Park*

*Downtown
Phoenix*

*Sky Harbor
International Airport*

 **4500
E COTTON
CENTER**

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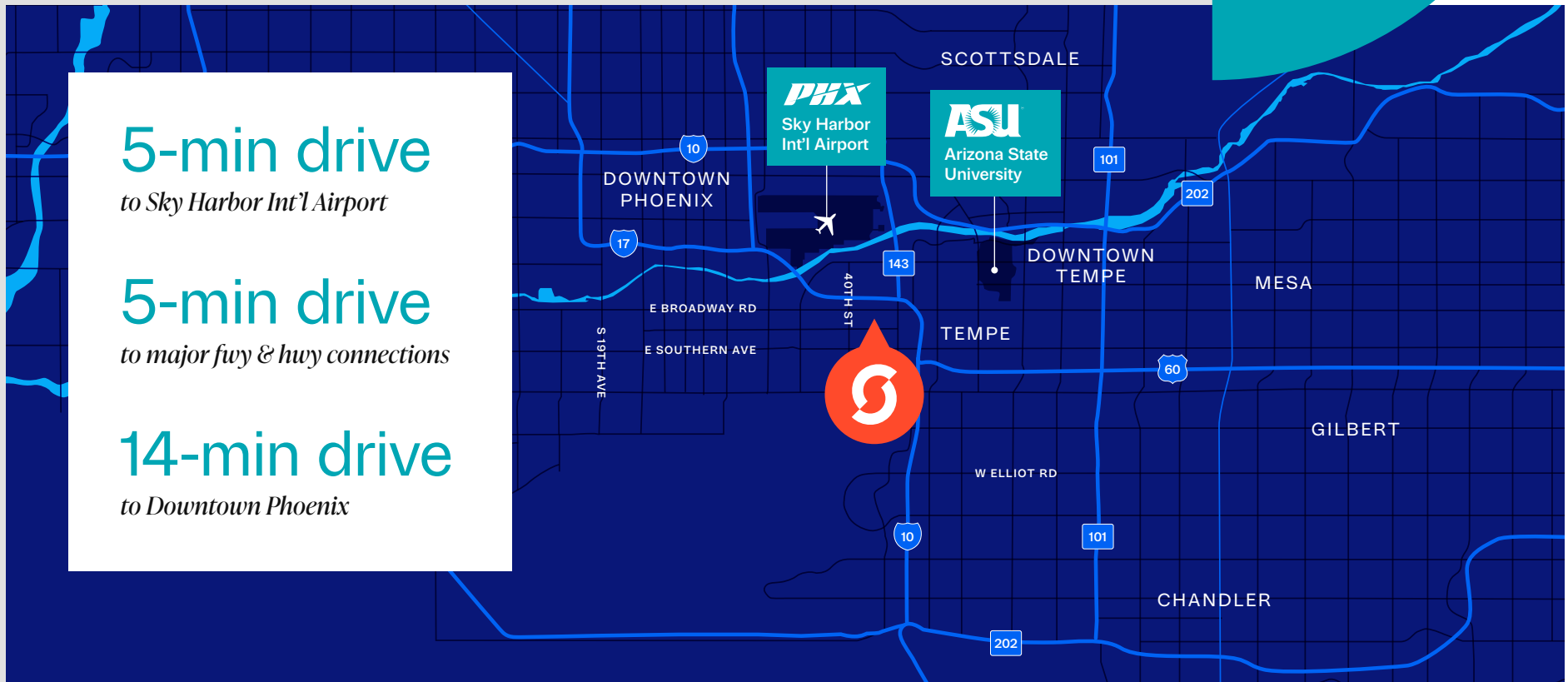
S 44TH PL

E COTTON CENTER BLVD

E ROESER BLVD



Fully Connected Within Metro Phoenix



5-min drive

to Sky Harbor Int'l Airport

5-min drive

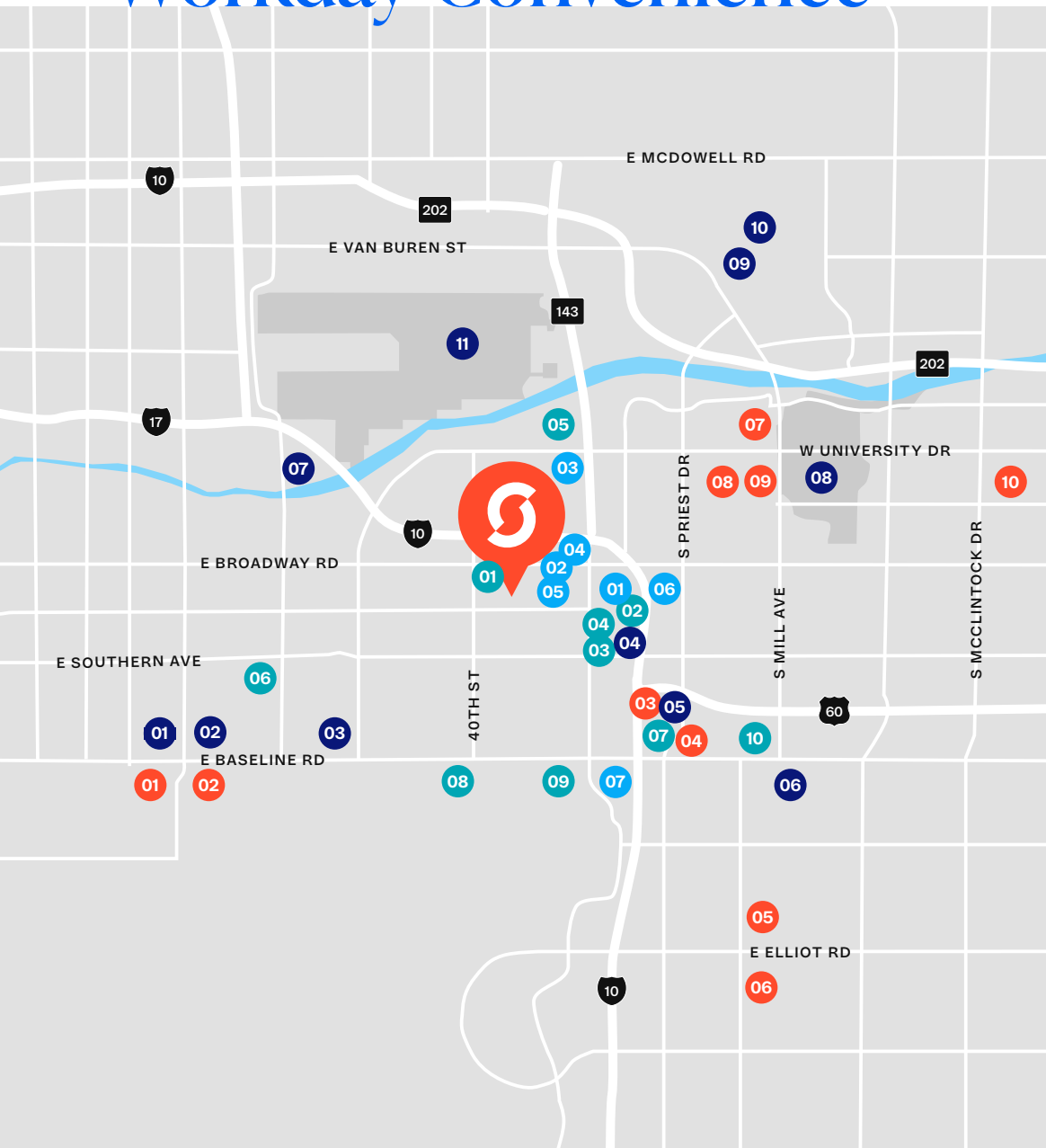
to major fwy & hwy connections

14-min drive

to Downtown Phoenix



Workday Convenience



SHOPPING

- | | |
|--------------------------------------|------------------------|
| 01 Target | 06 Costco Wholesale |
| 02 The Marketplace at South Mountain | 07 Mill Avenue Shops |
| 03 Arizona Mills | 08 Whole Foods |
| 04 The Home Depot | 09 Centerpoint on Mill |
| 05 Walmart Supercenter | 10 Trader Joes |

FOOD & DRINK

- | | |
|---------------------------|-------------------------|
| 01 Chipotle Mexican Grill | 06 The Farm Kitchen |
| 02 Top of the Rock | 07 Rainforest Cafe |
| 03 McDonald's | 08 Lin's Grand Buffet |
| 04 Salad and Go | 09 Aunt Chilada's Tempe |
| 05 Little Miss BBQ | 10 Starbucks Coffee |

HOTELS

- | | |
|--|---------------------------------------|
| 01 Marriott Phoenix Resort Tempe at The Buttes | 05 Homewood Suites by Hilton |
| 02 Home2 Suites by Hilton | 06 Fairfield by Marriott Inn & Suites |
| 03 Holiday Inn & Suites Phoenix Airport by IHG | 07 AZ Grand Resort & Spa |
| 04 GreenTree Inn & Suites | |

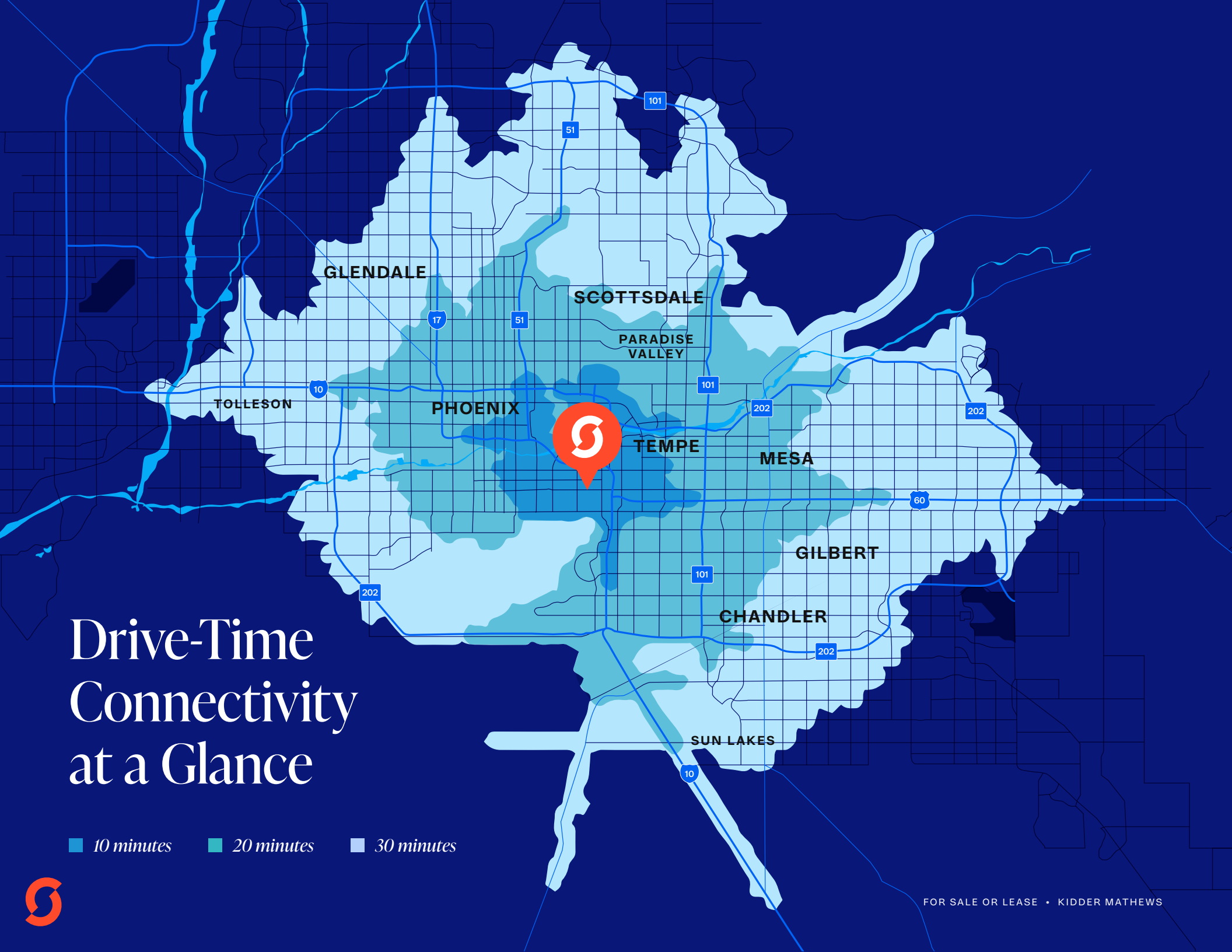
LIFESTYLE

- | | |
|-------------------------------------|---|
| 01 South Mountain Community College | 06 Kiwanis Park |
| 02 Legacy Golf Resort | 07 K1 Speed Phoenix |
| 03 Raven Golf Club | 08 Arizona State University |
| 04 Tempe Diablo Stadium | 09 Phoenix Zoo |
| 05 LEGOLAND Discovery Center | 10 Desert Botanical Garden |
| | 11 Phoenix Sky Harbor International Airport |



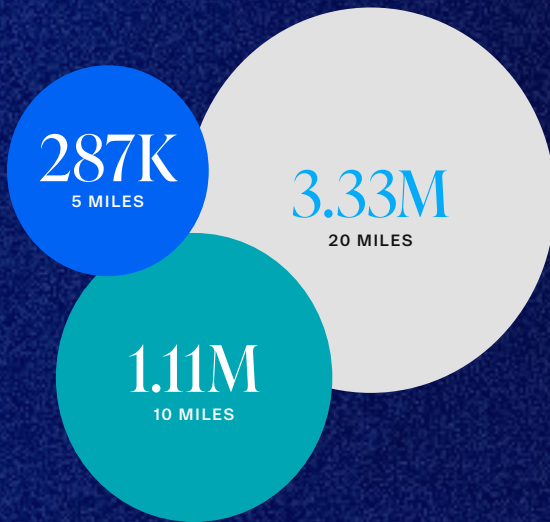
Drive-Time Connectivity at a Glance

■ 10 minutes ■ 20 minutes ■ 30 minutes

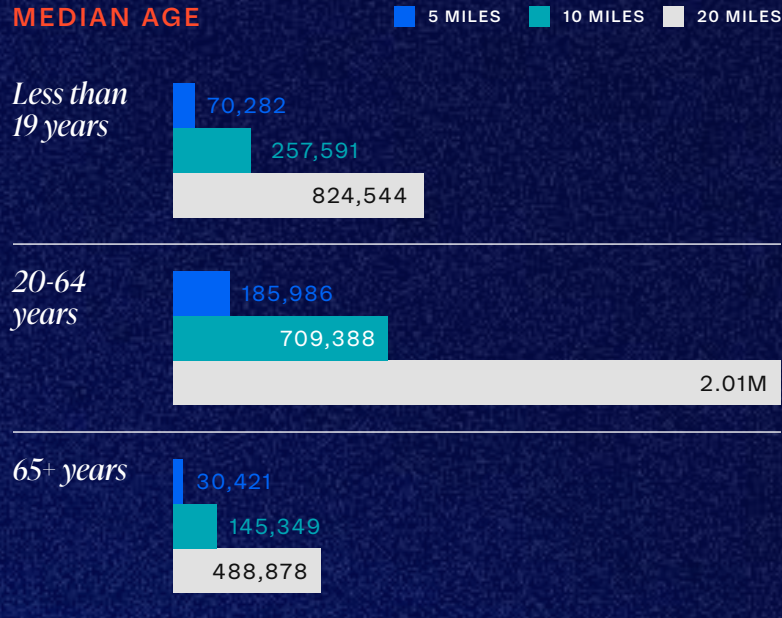


4500 E Cotton Center *By the Numbers*

ESTIMATED POPULATION



MEDIAN AGE



HOUSEHOLDS



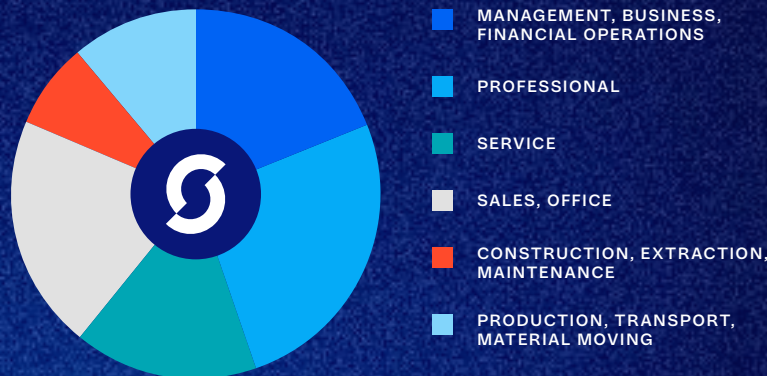
AVERAGE TRAVEL TIME TO WORK

20.7 min 5 mi radius

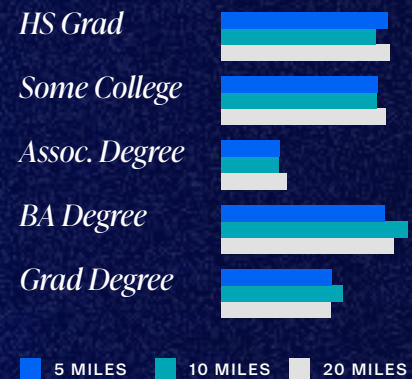
21.3 min 10 mi radius

23.0 min 20 mi radius

OCCUPATION POPULATION



EDUCATION



Source: Sites USA 2026





4500 E COTTON CENTER



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